

ORDINANCE NO.

1 **AN ORDINANCE AMENDING CHAPTER 2-1 OF THE CITY CODE TO ADD**
2 **ARTICLE 53 RELATING TO THE RESIDENTIAL DESIGN COMMISSION;**
3 **AMENDING SECTION 25-2-492 OF THE CITY CODE RELATING TO SITE**
4 **DEVELOPMENT REGULATIONS; ADDING SECTION 25-2-566 TO THE CITY**
5 **CODE RELATING TO SPECIAL REQUIREMENTS FOR CERTAIN**
6 **RESIDENTIAL DISTRICTS; AMENDING SECTIONS 25-2-963 AND 25-2-964 OF**
7 **THE CITY CODE RELATING TO NONCOMPLYING STRUCTURES;**
8 **AMENDING SECTION 25-2-1406 OF THE CITY CODE RELATING TO**
9 **NEIGHBORHOOD PLAN COMBINING DISTRICTS; PROVIDING FOR AN**
10 **ORGANIZATIONAL MEETING OF THE RESIDENTIAL DESIGN**
11 **COMMISSION; AND REPEALING ORDINANCE NUMBER 20060309-058**
12 **RELATING TO DEVELOPMENT REGULATIONS FOR CERTAIN SINGLE-**
13 **FAMILY, SINGLE-FAMILY ATTACHED, TWO-FAMILY, SECONDARY**
14 **APARTMENT, AND DUPLEX STRUCTURES.**

15
16 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

17
18 **PART 1. Chapter 2-1 (*Boards And Commissions*) of the City Code is amended to add**
19 **Article 53 to read:**

20 ***ARTICLE 53. RESIDENTIAL DESIGN COMMISSION.***

21 **§ 2-1-531 CREATION; MEMBERSHIP.**

- 22 (A) The Residential Design Commission is created and composed of nine
23 members appointed by the city council.
- 24 (B) To obtain a broad range of community viewpoints, the commission shall be
25 appointed from a diverse group of persons having knowledge of massing,
26 scale, and compatibility issues in residential neighborhoods, and shall include:
- 27 (1) five residential design professionals; and
- 28 (2) four citizens at large.

29 **§ 2-1-532 TERMS.**

- 30 (A) Each commission member shall be appointed to serve a two-year term.

(B) Five commission members shall be appointed to terms that expire on June 1 of even-numbered years and four commission members shall be appointed to terms that expire on June 1 of odd-numbered years.

§ 2-1-533 QUORUM.

Five members of the commission constitute a quorum for the conduct of business.

§ 2-1-534 DUTIES AND RESPONSIBILITIES.

The Residential Design Commission shall make determinations on requested modifications of certain residential design standards for specific developments, as prescribed by Section 25-2-566 (*Special Regulations For Certain Residential Districts*) of the City Code.

PART 2. The table in Section 25-2-492(D) (*Site Development Regulations*) of the City Code is amended to add a footnote for the "maximum height", "minimum setbacks: front yard", and "minimum setbacks: rear yard" cells for the SF-2, SF-3, and SF-4A districts that states, "See Section 25-2-566 (*Special regulations For Certain Residential Districts*)".

PART 3. Chapter 25-2 (*Zoning*) of the City Code is amended to add Section 25-2-566 to read:

§ 25-2-566 SPECIAL REGULATIONS FOR CERTAIN RESIDENTIAL DISTRICTS.

(A) This section applies to property that is:

(1) within the area bounded by:

- (a) Highway 183 from Loop 360 to Ben White Boulevard;
- (b) Ben White Boulevard from Highway 183 to Loop 360;
- (c) Loop 360 from Ben White Boulevard to Loop 1;
- (d) Loop 1 from Loop 360 to the Colorado River;
- (e) the Colorado River from Loop 1 to Loop 360; and
- (f) Loop 360 from the Colorado River to Highway 183; and

(2) used for a:

- (a) bed and breakfast (group 1) residential use;

- (b) cottage special use;
- (c) duplex residential use;
- (d) secondary apartment special use;
- (e) single-family attached residential use;
- (f) single-family residential use;
- (g) small lot single-family residential use;
- (h) two-family residential use; or
- (i) urban home special use.

(B) To the extent of conflict, this section supersedes:

- (1) Section 25-2-492 (*Site Development Regulations*);
- (2) Section 25-2-555 (*Family Residence (SF-3) District Regulations*);
- (3) Section 25-2-773 (*Duplex Residential Use*);
- (4) Section 25-2-774 (*Two-Family Residential Use*);
- (5) Section 25-2-778 (*Front Yard Setback For Certain Residential Uses*);
- (6) Section 25-2-779 (*Small Lot Single-Family Residential Uses*); and
- (7) Section 25-4-232 (*Small Lot Subdivisions*).

(C) This subsection does not supersede:

- (1) Section 25-2-1424 (*Urban Home Regulations*);
- (2) Section 25-2-1444 (*Cottage Regulations*);
- (3) Section 25-2-1463 (*Secondary Apartment Regulations*); or
- (4) the provisions of an ordinance designating property as a:
 - (a) neighborhood plan (NP) combining district;
 - (b) neighborhood conservation (NC) combining district; or
 - (c) historic area (HD) combining district.

1 (D) In this section, GROSS FLOOR AREA has the meaning assigned by Section
2 25-1-21 (*Definitions*), except:

3 (1) the term:

4 (a) includes:

5 (i) the portion of a second or third story of a building that is covered
6 by a roof, including a porch, portico, breezeway, passageway, or
7 corridor;

8 (ii) a mezzanine or loft; and

9 (iii) the covered portion of a parking facility, except for:

10 1. up to 450 square feet of:

11 a. a detached rear parking area that is separated from the
12 principal structure by not less than 10 feet; or

13 b. a parking area that is open on two or more sides, if it
14 does not have habitable space above it; and

15 2. up to 200 square feet of an attached parking area if it used to
16 meet the minimum parking requirement; and

17 (b) excludes:

18 (i) a ground floor porch, including a screened porch;

19 (ii) a habitable portion of a building that is below grade if:

20 1. it does not extend beyond the first story footprint; and

21 2. the finished floor of the first story is not more than three feet
22 above the average elevation at the intersections of the
23 minimum front yard setback line and the side property lines;
24 and

25 (iii) a habitable portion of an attic, if:

26 1. the roof above it is not a flat or mansard roof and has a slope
27 of 3 to 12 or greater;

28 2. it is fully contained within the roof structure;

29 3. it has only one floor;

4. it does not extend beyond the footprint of the floors below;
5. it is the highest habitable portion of the building; and
6. 50 percent or more of the area has a ceiling height of seven feet or less; and

(2) an area with a ceiling height greater than 15 feet is counted twice.

(E) This subsection prescribes height measurement for a building.

- (1) In this subsection, **NATURAL GRADE** is the topography of a site before it is modified by moving earth, adding or removing fill, or installing a berm, retaining wall, or architectural or landscape feature. Natural grade is determined by reference to an on-ground survey, City-approved topographic map, or other information approved by the director.
- (2) The director may require an applicant to provide a third-party report that shows the natural grade of a site.
- (3) The height of a building is measured from the lower of natural grade or finished grade, except the height is measured from finished grade if:
 - (a) the site's grade was legally modified before (effective date of ordinance); or
 - (b) the site's grade is modified to elevate it out of the 100-year floodplain.
- (4) The height of a building is measured vertically from the average of the highest and lowest grades adjacent to the building to:
 - (a) for a flat roof, the highest point of the coping;
 - (b) for a mansard roof, the deck line;
 - (c) for a pitched or hip roof, the average height of the highest gable;
 - (d) for other roof styles, the highest point of the building.
- (5) For a stepped or terraced building, the height of each segment is determined individually.

(F) Maximum building height is 32 feet. Section 25-2-531 (*Height Limit Exceptions*) does not apply, except for a chimney, vent, antenna, or energy conservation or production equipment or feature.

1 (G) Except for the principal structure, the minimum rear yard setback is five feet if
2 the lot has a rear lot line adjacent to an alley.

3 (H) This subsection prescribes minimum front yard setbacks.

4 (1) In this subsection:

5 (a) An average front yard setback is determined based on the setbacks of
6 each principal residential structure that is built within 50 feet of its
7 front lot line.

8 (b) Except as provided in Subparagraph (c), the four structures that are
9 closest to the subject property and on the same side of the block are
10 used in the calculation. If there are less than four structures on the
11 same side of the block, the lesser number of structures is used in the
12 calculation.

13 (c) If there are no structures on the same side of the block, the four
14 structures that are closest to the subject property and across the street
15 are used in the calculation. If there are less than four structures
16 across the street, the lesser number is used in the calculation.

17 (2) The minimum front yard setback is the lesser of:

18 (a) the minimum front yard setback prescribed by the other provisions of
19 this title; or

20 (b) the average front yard setback described in Paragraph (1), if an
21 average may be determined under Paragraph (1).

22 (I) This subsection applies to a side wall of a building if the side wall is more than
23 15 feet high and is an average distance of 15 feet or less from an interior lot
24 line. The side wall may not extend in an unbroken plane for more than 32 feet
25 along a side lot line. To break the plane, a perpendicular wall articulation of
26 not less than four feet, for a distance along the side property line of not less
27 than 10 feet, is required.

28 (J) Development on a site is limited to the greater of 0.4 to 1 floor-to-area ratio or
29 2,300 square feet of gross floor area.

30 (K) This subsection prescribes side and rear setback planes.

31 (1) In this subsection, BUILDING LINE means a line that is parallel to the
32 front lot line and that intersects the principal residential structure at the
33 point where the structure is closest to the front lot line.

1 (2) Except as provided in Paragraph (3), an inwardly sloping 45 degree angle
2 side setback plane begins at a horizontal line 15 feet directly above the
3 side property line. The height of the horizontal line is established for 40-
4 foot deep portions of the lot, beginning at the building line and extending
5 to the rear of the lot. For the first portion, height is measured at the
6 highest of the elevations of the four intersections of the side lot lines, the
7 building line, and a line 40 feet from and parallel to the building line. For
8 each successive portion, height is measured at the highest of the
9 elevations of the four intersections of the side lot lines and the appropriate
10 two lines that are 40 feet apart and parallel to the building line.

11 (3) This paragraph applies to a one-story building that is remodeled to add a
12 second story. An inwardly sloping 45 degree angle side setback plane
13 begins at a horizontal line directly above the outermost side wall at a
14 height that is equal to the height of the first floor wall plate plus ten feet.

15 (4) An inwardly sloping 45 degree angle rear setback plane begins at a
16 horizontal line 15 feet directly above the rear property line. The height of
17 the horizontal line is measured from the same elevation as is measured the
18 height of the principal building on the lot.

19 (5) A structure may not extend beyond a setback plane, except for:

20 (a) a structure authorized by the Residential Design Commission in
21 accordance with Subsection (L);

22 (b) a roof overhang or eave, up to two feet beyond the envelope;

23 (c) a chimney, vent, antenna, or energy conservation or production
24 equipment or feature; and

25 (d) either:

26 (i) a side gabled roof structure, with a total horizontal length of not
27 more than 30 feet, measured from the front of the building along
28 the intersection with the building envelope; or

29 (ii) gables or a shed roof, with a total horizontal length of not more
30 than 18 feet on each side of the building, measured along the
31 intersection with the building envelope; and dormers, with a total
32 horizontal length of not more than 15 feet on each side of the
33 building, measured along the intersection with the building
34 envelope.

1 (L) This subsection provides for modification by the Residential Design
2 Commission of certain requirements of this section for a proposed
3 development.

4 (1) The Residential Design Commission may approve:

5 (a) an increase of up to 25 percent in the:

6 (i) maximum floor-to-area ratio or maximum square footage of gross
7 floor area;

8 (ii) maximum linear feet of gables or dormers protruding from the
9 setback plane;

10 (iii) maximum side wall length before articulation is required; or

11 (iv) maximum height of the side or rear setback plane; or

12 (b) a decrease of up to 25 percent in the minimum depth or length of a
13 required wall articulation.

14 (2) A person may request a modification by filing an application with the
15 director on a form provided by the director.

16 (3) Not later than the 14th day after an application is filed, the director shall:

17 (a) mail notice of the application to:

18 (i) each notice owner of property immediately adjacent to the subject
19 property;

20 (ii) the appropriate neighborhood association, if any; and

21 (iii) the neighborhood plan team, if any; and

22 (b) post notice of the application in accordance with Section 25-1-135
23 (*Posting Of Signs*).

24 (4) The Residential Design Commission may approve a modification if it
25 determines that the proposed development is compatible in scale and bulk
26 with the structures in the vicinity of the development. In making this
27 determination, the commission shall consider:

28 (a) the recommendation of the neighborhood plan team, if any;

29 (b) the development's:

- 1 (i) compliance with neighborhood design guidelines, if any;
2 (ii) consistency with the streetscape of the properties in the vicinity;
3 (iii) consistency with the massing, scale, and proximity of structures
4 located on either side of or behind the development;
5 (iv) impact on privacy of adjacent rear yards; and
6 (v) topography and lot shape; and
7 (c) for a development of an entire block, whether the development will
8 have a negative impact on adjacent property.
- 9 (5) The Residential Design Commission may not approve a modification for:
- 10 (a) a local, state, or national historic landmark, if the modification would
11 adversely impact the landmark's historic status;
- 12 (b) a "contributing structure" as defined in Section 25-2-351
13 (*Contributing Structure Defined*), if the modification would adversely
14 impact its status as a contributing structure; or
- 15 (c) a property listed as Priority 1 or Priority 2 on the City's most current
16 survey of historic assets, if the modification would adversely impact
17 the property's architectural integrity or change its priority rating.
- 18 (6) An interested party may appeal the Residential Design Commission's
19 decision to the council.
- 20 (7) This subsection does not prohibit the Board of Adjustment from granting
21 a variance from a requirement of this section under 25-2-473 (*Variance*
22 *Requirements*).

23 (M) Section 25-2-1406 (*Ordinance Requirements*) provides for city council
24 modification of certain requirements of this section.

25 **PART 4. Section 25-2-963 (*Modification And Maintenance Of Noncomplying***
26 ***Structures*) of the City Code is amended to read:**

27 **§ 25-2-963 MODIFICATION AND MAINTENANCE OF NONCOMPLYING**
28 **STRUCTURES.**

- 29 (A) Except as provided in Subsection (B) [~~of this section~~], a person may modify or
30 maintain a noncomplying structure.

1 (B) Except as provided in Subsections (C) or [and] (D) [~~of this section~~], a person
2 may not modify or maintain a noncomplying structure in a manner that
3 increases the degree to which the structure violates a requirement that caused
4 the structure to be noncomplying.

5 (C) This subsection applies to property other than that which is subject to Section
6 25-2-566 (Special Regulations For Certain Residential Districts).

7 (1) [~~(C)~~] A person may increase the height of a building that is a
8 noncomplying structure based on a height requirement of this title if:

9 (a) [~~(1)~~] the increase is made to a portion of the building that does not
10 exceed the existing maximum height of the building;

11 (b) [~~(2)~~] the increase does not exceed 15 percent of the existing
12 maximum height of the building; and

13 (c) [~~(3)~~] after modification, the height of the modified portion of the
14 building does not exceed the existing maximum height of the
15 building.

16 (2) [~~(D)~~] A person may modify a building that is a noncomplying structure
17 based on a yard setback requirement of this title if:

18 (a) [~~(1)~~] the modified portion of the building does not extend further into
19 the required yard setback than the existing noncomplying portion of
20 the building; and

21 (b) [~~(2)~~] the additional length of a modified portion of the building does
22 not exceed 25 feet measured from the existing building and parallel
23 to the lot line.

24 (3) [~~(E)~~] Paragraph (2) [Subsection (D)] applies to each yard setback
25 requirement with which the existing building does not comply.

26 (4) [~~(F)~~] A person may modify a noncomplying building once under
27 Paragraph (1) [Subsection (C)] and once under Paragraph (2) [Subsection
28 (D) of this section]. This subsection [section] does not prohibit a person
29 from modifying a building along more than one yard setback as part of a
30 single project.

31 (D) This subsection applies to property that is subject to Section 25-2-566
32 (Special Regulations For Certain Residential Districts).

1 (1) A person may increase the height of a building that is a noncomplying
2 structure based on a height requirement of this title if:

3 (a) the increase is made to a portion of the building that:

4 (i) does not exceed the existing maximum height of the building;
5 and

6 (ii) complies with the yard setback requirements of this title;

7 (b) the increase does not exceed 15 percent of the existing maximum
8 height of the building; and

9 (c) after modification, the height of the modified portion of the building
10 does not exceed the existing maximum height of the building.

11 (2) A person may modify a building that is a noncomplying structure based
12 on a yard setback requirement of this title if:

13 (a) the modified portion of the building:

14 (i) does not extend further into the required yard setback and is not
15 greater in height than the existing noncomplying portion of the
16 building; and

17 (ii) complies with the height requirements of this title; and

18 (b) the additional length of a modified portion of the building does not
19 exceed the lesser of 50 percent of the length of the noncomplying
20 portion of the building or 25 feet, measured from the existing
21 building and parallel to the lot line.

22 (3) Paragraph (2) applies to each yard setback requirement with which the
23 existing building does not comply.

24 (4) A person may modify a noncomplying building once under Paragraph (1)
25 and once under Paragraph (2). This subsection does not prohibit a person
26 from modifying a building along more than one yard setback as part of a
27 single project.

28 **PART 5. Section 25-2-964 (*Restoration And Use Of Damaged Or Destroyed***
29 ***Noncomplying Structures*) of the City Code is amended to read:**

1 **§ 25-2-964 RESTORATION AND USE OF DAMAGED OR DESTROYED**
2 **NONCOMPLYING STRUCTURES.**

3 (A) This subsection applies to property other than that which is subject to Section
4 25-2-566 (*Special Regulations For Certain Residential Districts*). A person
5 may restore a damaged or destroyed noncomplying structure if the restoration
6 begins not later than 12 months after the date the damage or destruction
7 occurs.

8 (B) This subsection applies to property that is subject to Section 25-2-566
9 (*Special Regulations For Certain Residential Districts*).

10 (1) A person may restore a noncomplying structure that is damaged or
11 destroyed by fire, explosion, flood, tornado, riot, act of the public enemy,
12 or accident of any kind if the restoration begins not later than 12 months
13 after the date the damage or destruction occurs.

14 (2) Except as provided in Section 25-2-963(D) (*Modification And*
15 *Maintenance Of Noncomplying Structures*):

16 (a) a structure restored under this section is limited to the same building
17 footprint, gross floor area, and interior volume as the damaged or
18 destroyed structure; and

19 (b) a noncomplying portion of the structure may be restored only in the
20 same location and to the same degree of noncompliance as the
21 damaged or destroyed structure.

22 **PART 6. Section 25-2-1406 (*Ordinance Requirements*) of the City Code is amended to**
23 **read:**

24 **§ 25-2-1406 ORDINANCE REQUIREMENTS.**

25 **An ordinance zoning or rezoning property as a NP combining district:**

- 26 (1) must prescribe the special uses described in Section 25-2-1403 (Special
27 Uses) that are permitted in the district;
- 28 (2) must describe the location of each residential infill special use,
29 neighborhood urban center special use, or neighborhood mixed use
30 building special use, if any;
- 31 (3) may restrict the time of day during which a business in a neighborhood
32 mixed use building special use may be open to the public;

- 1 (4) may restrict a corner store special use, cottage special use, secondary
2 apartment special use, or urban home special use, if any, to a designated
3 portion of the district;
- 4 (5) for a single-family residential use or a secondary apartment special use on
5 an existing legal lot:
- 6 (a) may reduce the required minimum lot area to 2,500 square feet;
- 7 (b) may reduce the required minimum lot width to 25 feet; and
- 8 (c) for a lot with an area of 4,000 square feet or less, may increase the
9 maximum impervious coverage to 65 percent;
- 10 (6) may apply the requirements of Section 25-2-1602 (*Front Porch Setback*),
11 Section 25-2-1603 (*Impervious Cover and Parking Placement*
12 *Requirements*), or Section 25-2-1604 (*Garage Placement*) to the district
13 or a designated portion of the district; and
- 14 (7) may restrict front yard parking by including all or a portion of the district
15 in the restricted parking area map described in Section 12-5-29 (*Front or*
16 *Side Yard Parking*); and
- 17 (8) may modify the following requirements of Section 25-2-566 (*Special*
18 *Regulations For Certain Residential Districts*):
- 19 (a) the maximum floor-to-area ratio and maximum square footage of
20 gross floor area prescribed by Section 25-2-566(J) (*Special*
21 *Regulations For Certain Residential Districts*);
- 22 (b) the maximum linear feet of gables or dormers protruding from the
23 setback plane;
- 24 (d) the height of the side and rear setback planes; and
- 25 (e) the minimum front yard setback requirement.

26 **PART 7.** The Residential Design Commission members shall conduct an organizational
27 meeting as soon as practicable after their appointment. At the first meeting of the
28 commission, the members shall draw lots to determine whose terms shall expire on June
29 1 of even-numbered years and whose terms shall expire on June 1 of odd-numbered
30 years.

1 **PART 8.** Ordinance No. 20060309-058 is repealed, except that Part 6 (*Waiver*) is
2 continued in effect and applies to a waiver application filed before (effective date of
3 ordinance).

4 **PART 9.** This ordinance takes effect on _____, 2006.

5 **PASSED AND APPROVED**

6
7
8
9 _____, 2006

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Will Wynn
Mayor

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13
14 **APPROVED:**

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk